




Home Modification Loan Program

**Providing 0% and 3%
interest loans to modify
the homes of elders &
individuals with
disabilities.**



South Middlesex Opportunity Council, Inc.

The Home Modification Loan Program is a program of the Massachusetts Rehabilitation Commission in collaboration with Community Economic Development Assistance Corporation.

Home Modification Loan Program

- ❑ Provides loans up to \$30,000 to the primary, permanent residence of elders, adults with disabilities and families with children with disabilities to make modifications to their homes.
- ❑ Income guidelines are generous- up to 200% of HUD published median income.



Home Modification Loan Program

- ❑ The program **is not based on credit worthiness** and the vast majority of the homeowners qualify for a 0% Deferred Payment Loan, which translates into no monthly payments and no added monthly financial burden. A 0% loan is repaid only when the property is sold or transferred.
- ❑ Others may qualify for a 3% amortized or deferred payment loan with low monthly payments.






Home Modification Loan Program

Income Guidelines

0% (DPL)		0% (Amortized Loan)	3% (Amortized Loan)
Up to 100% of		Up to 125%	125-200% of
Median Income		Median Income	Median Income
•1	\$69,000	\$86,250	\$138,000
•2	\$78,800	\$98,500	\$157,600
•3	\$88,700	\$110,875	\$177,400
•4	\$98,500	\$123,125	\$197,000
•5	\$106,400	\$133,000	\$212,800
•6	\$114,300	\$142,875	\$228,600
•7	\$122,200	\$152,750	\$244,400
•8	\$130,100	\$162,625	\$260,200



Home Modification Loan Program



Widen doorways & hallways

Home Modification Loan Program

**Add a
ramp**



Home Modification Loan Program

Modify a bathroom



Home Modification Loan Program



Walk-in Bathtubs

Home Modification Loan Program



**Walk-in
Showers**



Home Modification Loan Program



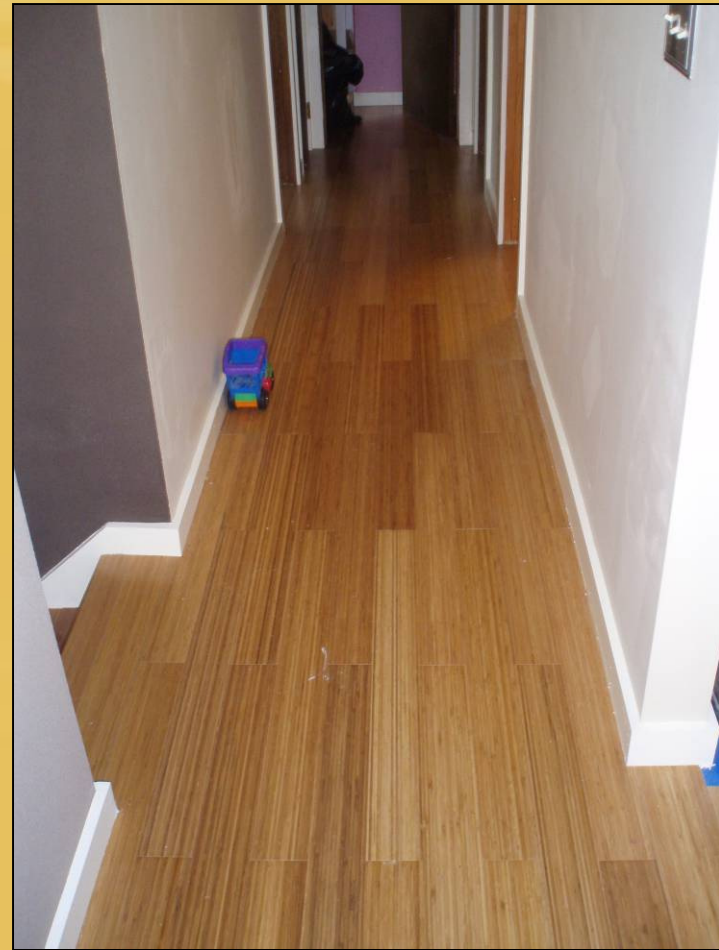
**Add a
chair lift**

Home Modification Loan Program

**Remove carpet &
add solid surface
flooring**



Before



After



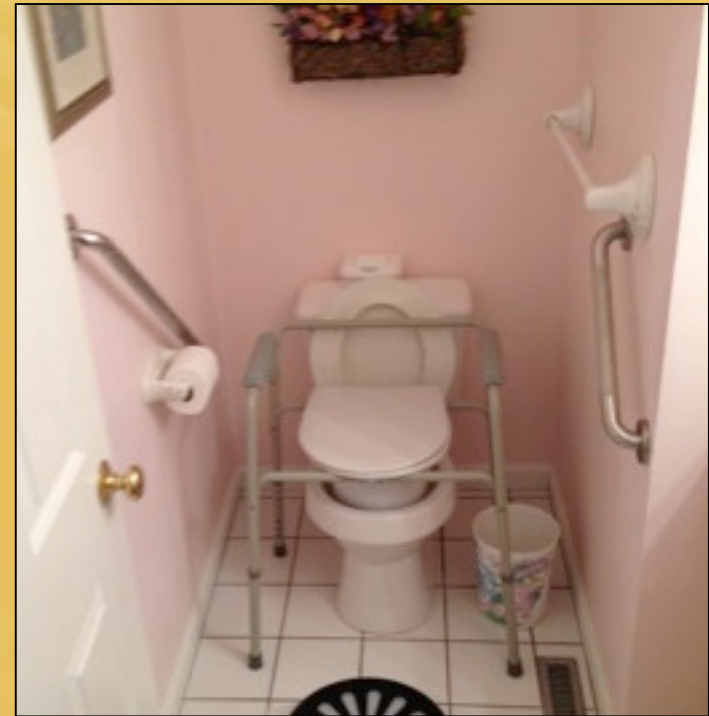
Home Modification Loan Program



**Remove
thresholds**



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**Add
grab bars**

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Level surfaces & add a walkway

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Add a stairlift



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Home Modification Loan Program



Modify a kitchen

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Add a fence

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Sensory/Therapy Rooms

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Contractors

- ❑ Homeowners hire the designer and/or contractor of their choice to modify the home.
- ❑ Contractors must be licensed and insured!
- ❑ Contractor bids for the Home Modification Loan Program must be detailed. A homeowner's chosen contractor will need to complete HMLP's required "Bid Form" and "Invoice Form".



Home Modification Loan Program

Landlord/Rental Units:

- ❑ A landlord who has an identified tenant with a disability or plans to have an identified tenant with a disability may apply for the loan.
- ❑ A landlord owning fewer than 10 units in the building may apply for a Home Modification loan at 3% interest.



Home Modification Loan Program



Before



After

Home Modification Loan Program

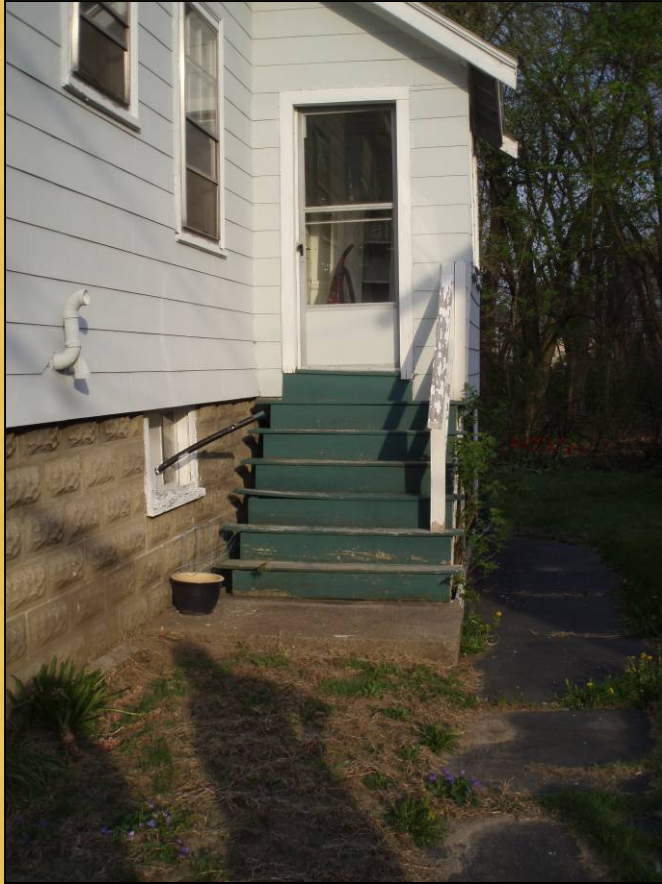


Before



After

Home Modification Loan Program



Before

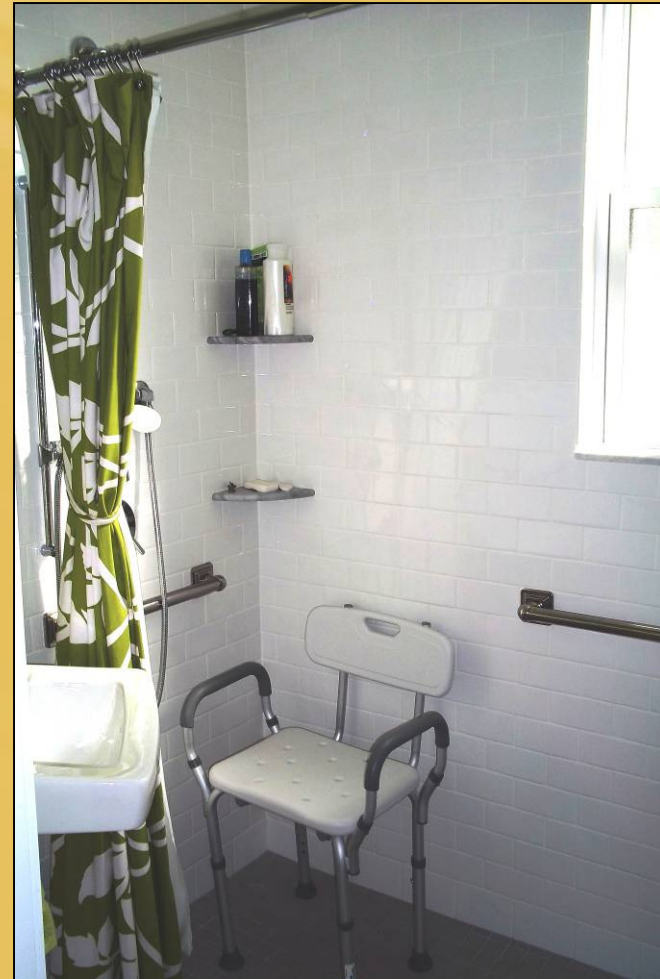


After

Home Modification Loan Program



Before



After

Home Modification Loan Program



Before



After

Home Modification Loan Program

Our mission is to enable people to continue to live in their own home and be as independent as possible.

